

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

PROJECT	SANCTUARY 105 PHASE- 2
PROMOTER	1000 TREES HOUSING PVT. LTD.

**PROJECT HEARING BRIEF UNDER SECTION 4 OF THE ACT OF 2016**

S.No	Particulars	Details	
1.	Name of the project	Sanctuary 105 Phase- 2	
2.	Name of the promoter	M/s 1000 Trees Housing Pvt. Ltd.	
3.	Nature of the project	Group Housing	
4.	Location of the project	Sector – 105, Gurugram.	
5.	Legal capacity to act as a promoter	Collaborator	
6.	Status of project	On-going	
7.	Whether registration applied for whole/Phase	Phase	
8.	Phase no. (If applicable)	2	
9.	Online application ID	RERA-GRG-1778-2024	
10.	License no.	127 of 2012 dated 27.12.2012	Valid up to 26.12.2027
11.	Total licensed area	13.078 Acres	Area to be registered 4.894 Acres
12.	Project completion date as declared u/s 4(2)(I)(C)	31.12.2031	
13.	QPR Compliance (If applicable)	Not submitted for RC no. 89 of 2024 dated 28.08.2024 granted for Phase 1 of the project.	
14.	4(2)(I)(c) Compliance (If applicable)	N/A	
15.	4(2)(I)(D) Compliance (If applicable)	N/A	
16.	Status of change of bank account	N/A	
17.	RC compliance	Fire Scheme within three months: <b>Submitted with delay of 36 days.</b> Service plans and estimates within three months: <b>Submitted within time</b>	
18.	Number of Towers	Residential- 4 + community block & swimming pool	
19.	Number of units	262 dwelling units	
20.	Total Project cost	Rs. 637.88 crores	
21.	Project Expenditure So far	44.06 crores	

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22.	Estimates expenditure for completion so far	593.81 crores		
23.	Statutory approvals either applied for or obtained prior to registration			
	S.N	Particulars	Date of approval	Valid up to
	1.	License Approval	127 of 2012 dated 27.12.2012	26.12.2027
	2.	Revised Zoning Plan Approval	24.11.2024	
	3.	Revised Building plan approval	ZP-863/AD(VK)/2032/15187 dated 22.05.2024	21.05.2029
	4.	Revised Environmental Clearance	Not submitted	
	5.	Airport Height Clearance	PALM/NORTH/B/053022/674879 dated 13.06.2022	12.06.2030
	6.	Electrical load	Ch-14/Drg.-PLC dated 05.06.2024	
	7.	Fire scheme approval	FS/2025/5 dated 03.01.2025	
	8.	Service plan and estimate approval	LC-2648 Vol-IV/JE(AK)-2024/35764 dated 21.11.2024	
16.	Fee Details			
	A) Registration fee for		(40566.53 x 10 x 2.3) = Rs. 9,33,030/-	
	B) Processing Fee		40566.53 x 10 = Rs. 4,05,665/-	
	C) Late Fee		N/A (As per the direction of the Authority, late fee based on building plan approved on 15.07.2013 was charged at the time of registration of phase 1 of the project)	
	Total Fee (A+B+C)		Rs. 13,38,695/-	
17.	DD Details			
	DD No. and Date		587794 dated 25.10.2024 587793 dated 25.10.2024 588163 dated 18.12.2024	
	Fees Paid		Rs. 4,07,665/- Rs. 8,39,791/- Rs. 91,239/-	
	Deficit fee		Nil	
18.	File Status		Date	
	File received on		06.11.2024	
	1 <sup>st</sup> hearing on		02.12.2024	
	First notice Sent on		16.12.2024	
	2 <sup>nd</sup> hearing on		16.12.2024	



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3 <sup>rd</sup> hearing on	30.12.2024
4 <sup>th</sup> hearing on	08.01.2025
5 <sup>th</sup> hearing on	20.01.2025
6 <sup>th</sup> hearing on	05.02.2025

**19. Case History: -**

The promoter M/s 1000 Trees Housing Pvt. Ltd. has applied on dated 06.11.2024 for registration of the group housing project namely "Sanctuary 105 Phase - 2" located at Sector 105, Gurugram under section 4 of Real Estate (Regulation and Development), Act 2016.

This application relates to license no. 127 of 2012 issued by the DTCP in favour of Sh. Kanwar Singh and others in collaboration with M/s 1000 Trees Housing Pvt. Ltd. to set up a group housing colony over an area measuring 13.078 acres in sector- 105, Gurugram.

The entire project comprises 5 phases as per the phasing plan dated 12.07.2024:

Phase wise details			
Phase No.	Area in acres	Comprises of	Status
Phase- 1	4.336 acres	Towers 1,2,3,4,9,10 & 11	Registered vide RC no. 89 of 2024
Phase- 2	4.894 acres	Towers 5,6,7,8, community block & swimming pool	Applied for registration
Phase- 3	2.762 acres	Commercial building	Unregistered
Phase- 4	0.523 acres	Row house 1 to 6	Unregistered
Phase- 5	0.563 acres	EWS & Nursery School	Unregistered
<b>TOTAL</b>	<b>13.078 acres</b>		

The promoter has applied for the registration of Phase 2 measuring 4.894 acres of the total 5 phases of the project comprising of an area of 13.078 acres approved by DTCP vide memo dated 12.07.2024.

The file was scrutinized, and deficiencies were conveyed to the promoter vide notice dated 16.12.2024 and date of hearing was fixed for 30.12.2024.

Proceeding dated 30.12.2024

Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed about the facts of the project.

Sh. Yogesh Kumar Sharma (AGM) and Sh. Narendra Kumar (Manager) are present on behalf of the promoter and state that phase 1 of the project has already been registered by the Authority vide registration no. 89 of 2024 dated 28.08.2024 and now application is for the registration of phase 2 of the project duly approved by DTCP vide memo no. ZP-863-VOL-II/AD(VK)/2024/21154 dated 12.07.2024. The consents of 2/3<sup>rd</sup> of the allottees along with the issuance of public notice has already been submitted at the time of registration of phase 1 of the project and no change has been made thereafter.

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Later on, one of the landowners accompanied by his counsel appeared and submitted his representation requesting to direct the promoter for earmarking the allocation of units as per collaboration agreement before registration. Although, Authority observes that the colony has been granted license by DTCP on the basis of collaboration agreement duly registered and is irrevocable, and the share of individual landowners is to be allocated accordingly. However, to clarify the same, a copy of representation be forwarded through email to the applicant promoter for his comments and clarifying the allocation of units along with other deficiencies before the next date of hearing.

The matter to come up on 08.01.2025 at 03:00 PM.

Accordingly, the copy of representation was forwarded to the promoter through email for submission of clarification.

The promoter has submitted a reply with respect to the representation submitted by the Landowner wherein it is stated that the illegal attempt at termination of collaboration agreement, that forms the basis of Application made by Mr. Nitin Kataria, was a subject matter of challenge before Hon'ble High Court of Delhi. The promoter had filed a petition under section 9 of the Arbitration and Conciliation Act, 1996.

A copy of order dated 03.01.2025 disposing of the petition is submitted by the promoter wherein it is stated that the parties have agreed to appoint HMJ (retd.) Rajiv Shankar Shakhder, former Judge of this court as the sole arbitrator in this matter. The counsel of respondent (Sh. Nitin & Anr.) states that they shall not be taking any precipitative action till either the matter is resolved in mediation or till the application filed by petitioner, if any, is disposed of by the arbitrator.

**It is directed by the Hon'ble High Court of Delhi that in the meantime, the petitioner shall make a disclosure of all the units that they are disposing of, in terms of an affidavit, which shall be placed before the arbitrator.**

Proceeding dated 08.01.2025

Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed about the facts of the project.

Sh. Rajeev Gupta (Sr. VP), Sh. Ankit Goenka (GM), Sh. Deeptanshu Jain (Advocate) Sh. Manender Kumar (Manager) are present on behalf of the promoter.

The applicant promoter along with one of the landowner/collaborator appeared in the hearing and stated that in pursuance of the directions passed by the Hon'ble Delhi High Court in the issue pertaining to the allotment of units is to be resolved within two weeks and the land owner has been restrained from taking any precipitative action. One meeting has already been held and the matter is to be resolved by 17.01.2025. Accordingly, in view of the same the matter is adjourned to 20.01.2025.

Proceeding dated 20.01.2025

Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed about the facts of the project.

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<p>Sh. Rajeev Gupta (Sr. VP) is present on behalf of the promoter.</p> <p>The applicant promoter along with one of the landowner/ collaborators appeared before the Authority and states that they are in the process of amicably resolving the dispute regarding the collaboration agreement. The AR of the applicant promoter requests two weeks' time to resolve the dispute and rectify the other deficiencies.</p> <p>Keeping in view the above, the matter is fixed for next date of hearing on 05.02.2025 at 3:00 PM.</p> <p>The replies dated 27.11.2024, 24.12.2024, 03.01.2025 and 07.01.2025 submitted by the promoter have been scrutinized and the status of remaining deficiencies is mentioned below.</p>		
20.	<p><b>Present compliance status as on 05.02.2025 of deficient documents as observed on 20.01.2025</b></p>	<ol style="list-style-type: none"> <li>1. Corrections need to be made in REP-I form. Documents to be annexed along with the application need to be provided in PDF format less than 5 mb. <b>Status: Submitted</b></li> <li>2. Corrections in the online DPI need to be made. <b>Status: Corrected copy needs to be submitted.</b></li> <li>3. Deficit fee of Rs. 91,239/- needs to be paid <b>Status: Paid vide DD no. 588163 dated 18.12.2024</b></li> <li>4. Latest land title search report based on the latest jamabandi after incorporating bar enrolment number needs to be revised. <b>Status: Submitted</b></li> <li>5. Revised environmental clearance needs to be submitted. <b>Status: The promoter submits that the existing EC is still valid, and the built- up area (Phase 1 and Phase 2) does not exceed the area as approved in the earlier EC. Further, the promoter undertakes to submit the revised EC within 6 months' time.</b></li> <li>6. Approved fire scheme needs to be submitted. <b>Status: Submitted</b></li> <li>7. Approved service plans and estimates need to be submitted. <b>Status: Submitted</b></li> <li>8. Tree cutting permission needs to be submitted. <b>Status: The promoter submitted an undertaking stating that no tree cutting/felling is required in phase 2 of the project. The application seeking permission for tree cutting has been filed for remaining phases.</b></li> <li>9. Mining permission needs to be submitted. <b>Status: The promoter submits the copy of undertaking dated 29.10.2024 stating that the mining permission shall be obtained before commencement of</b></li> </ol>



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		<p><b>excavation of site and within 7 days of its receipt, a copy of the same shall be submitted to HARERA.</b></p> <p>10. REP II needs to be revised as OC &amp; CC date is not given. <b>Status: Submitted</b></p> <p>11. Project report needs to be revised <b>Status: Submitted.</b></p> <p>12. PERT chart needs to be submitted. <b>Status: Submitted.</b></p> <p>13. The layout plan superimposed on Khasra no. needs to be submitted. <b>Status: Submitted</b></p> <p>14. Allottee related documents like application form, allotment letter, builder buyer agreement, conveyance deed and payment receipt need to be submitted. <b>Status: Submitted</b></p> <p>15. Draft brochure and advertising material need to be submitted. <b>Status: Submitted.</b></p> <p>16. Land cost needs to be clarified according to area applied for registration <b>Status: Submitted.</b></p> <p>17. CHG form needs to be submitted <b>Status: Submitted.</b></p> <p>18. CA certificate for non-default in payment of debt obligations needs to be submitted. <b>Status: Revised CA certificate not submitted.</b></p> <p>19. Cash flow statement needs to be submitted. <b>Status: Submitted.</b></p> <p>20. CA Certificate for net worth needs to be submitted. <b>Status: Submitted.</b></p> <p>21. Quarterly statement of expenditure and sources need to be submitted. <b>Status: Submitted.</b></p> <p>22. NOC from lender needs to be provided. <b>Status: Submitted</b></p> <p>23. Board resolution for the operation of bank accounts need to be submitted <b>Status: Submitted</b></p> <p>24. KYC of authorized person for operation of bank accounts need to be submitted. <b>Status: Submitted.</b></p>
21.	Remarks	<p>1. Corrections need to be made in REP-I form. Documents to be annexed along with the application need to be provided in PDF format less than 5 mb.</p>

- Status: Corrected copy needs to be submitted.**
2. Corrections in the online DPI need to be made.  
**Status: Corrected copy needs to be submitted.**
  3. Revised environmental clearance needs to be submitted.  
**Status: The promoter submits that the existing EC is still valid, and the built- up area (Phase 1 and Phase 2) does not exceed the area as approved in the earlier EC. Further, the promoter undertakes to submit the revised EC within 6 months' time.**
  4. Mining permission needs to be submitted.  
**Status: The promoter submits the copy of undertaking dated 29.10.2024 stating that the mining permission shall be obtained before commencement of excavation of site and within 7 days of its receipt, a copy of the same shall be submitted to the HARERA.**
  5. CA certificate for non-default in payment of debt obligations needs to be submitted.  
**Status: Revised CA certificate not submitted**

  
**(Asha)**

**Chartered Accountant**

  
**(Neeraj Gautam)**

**Associate Architectural Executive**

**Day and Date of hearing**

Wednesday and 05.02.2025

**Proceeding recorded by**

Ram Niwas


**PROCEEDINGS OF THE DAY**


Ar. Neeraj Gautam, Associate Architectural Executive and Ms. Asha, Chartered Accountant briefed about the facts of the project.

Sh. Rajeev Gupta (Sr. VP), Sh. Kartik Sarsoonnia (Advocate), Sh. Ankit Goenka (GM) and Sh. Mahender Kumar (Manager) are present on behalf of the promoter along with one of the landowners and request two weeks' time to resolve the dispute regarding the collaboration agreement and rectify other deficiencies.

The matter to come upon 24.02.2025.

  
**(Ashok Sangwan)**  
**Member, HARERA**

  
**(Vijay Kumar Goyal)**  
**Member, HARERA**

  
**(Arun Kumar)**  
**Chairman, HARERA**

